

SPECIAL EXCEPTION APPROVALS - NET REVENUE COMPARISONS

<i>Development Project</i>	<i>Estimate (FIM) or Actual (2015)</i>	<i>Development Site Acreage</i>	<i>Total Net Annual Revenue</i>	<i>Net Annual Revenue Per Acre</i>	<i>Estimated Net/Net Annual Revenue Per Acre*</i>
Spectrum	2015 Actual	2.70	\$1,190,000	\$441,000	\$427,000
Hilton Garden Inn	2013 Fiscal Model Estimate	1.12	\$515,000	\$460,000	\$426,000
Rushmark/Harris Teeter (estimated FCCPS pupils ≤ 61)	2013 Fiscal Model Estimate	2.63	\$958,000 - 1,324,000 Midpoint: \$1,141,000	\$364,000 - 503,000 Midpoint: \$434,000	\$334,000 - 473,000 Midpoint: \$404,000
Lincoln: Reserve at Tinner Hill (estimated FCCPS pupils ≤ 45)	2013 Fiscal Model Estimate	2.19	\$604,000 - 1,196,000 Midpoint: \$900,000	\$276,000 - 546,000 Midpoint: \$411,000	\$246,000 - 516,000 Midpoint: \$381,000
Broadway	2015 Actual	1.58	\$601,000	\$381,000	\$162,000
Kensington (with PIATT)	2014 Fiscal Model Estimate	0.78	\$313,667	\$403,794	\$270,794
Byron	2015 Actual	2.00	\$667,000	\$333,000	\$235,000
Northgate**	2015 Actual	1.53	\$272,000	\$178,000	\$284,000
Read Building	2015 Actual	0.68	\$107,000	\$157,000	\$138,000
Pearson Square	2015 Actual	4.70	(\$4,000)	(\$773)	(\$14,000)

* Net/net value reflects revenue per acre from pre-development land uses.

** Measured at partial commercial occupancy.